

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials		285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes:

**Comal County Environmental Health
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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E) 285.91(2) 285.32(b)(1) (F) 285.32(b)(1)(E) (iii) 285.32(b)(1)(E)(ii) (II) 285.32(b)(1)(E)(ii) (I) 285.32(b)(1)(E) (i) 285.32(b)(1) (D) 285.32(b)(1)(C) (ii) 285.32(b)(1)(C) (i) 285.32(b)(1) (B) 285.32(b)(1) (A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B)285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



COMAL COUNTY

ENGINEER'S OFFICE

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 117976
Issued This Date: 03/14/2025
This permit is hereby given to: Roger & Lee Gremillion

To start construction of a private, on-site sewage facility located at:

805 SHELLYHOLM
FISCHER, TX 78623

Subdivision: 0
Unit: 0
Lot: 0
Block: 0
Acreage: 11.1700

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation / Drip Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		117976
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☒ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☒ Required Permit Fee - See Attached Fee Schedule
- ☒ Copy of Recorded Deed
- ☒ Surface Application/Aerobic Treatment System
 - ☒ Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
 - ☒ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.

Signature of Applicant

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refeused)

RECEIVED

By Brandon Olvera at 8:48 am, Jul 29, 2025

***** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH *******APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN****ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE**

Date _____

Permit # _____

Owner Name Roger & Lee GremillionAgent Name South Texas Wastewater TreatmentMailing Address 23802 Hamptonshire LaneAgent Address PO Box 1284City, State, Zip Katy, TX 77494City, State, Zip Boerne, TX 78006Phone # 281-794.4273Phone # (830) 249-8098Email Roger.Gremillion@mac.comEmail diandra@stwastewater.comAll correspondence should be sent to: ☐ Owner ☒ Agent ☐ Both Method: ☐ Mail ☒ Email

Subdivision Name _____ Unit _____ Lot _____ Block _____

Acreage/Legal 11.17 ac A-5 Sur - 3 A Ampara Maria Ampara Survey No. 3, Abstract No. 5Street Name/Address 805 Shellyholm Road City Fischer Zip 78623**Type of Development:**☒ Single Family ResidentialType of Construction (House, Mobile, RV, Etc.) Single Family HomeNumber of Bedrooms 4Indicate Sq Ft of Living Area 3,892☐ Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$1,379,933.00 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☐ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)Source of Water ☐ Public ☒ Private WellAre Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Roger Gremillion
 Signature of Owner
 Signed by: Lee Gremillion
 B4D408D7D07D458...

9-14-24
 Date

RECEIVED

By Brandon Olvera at 11:30 am, Jul 21, 2025

***** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH**

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN

ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By South Texas Wastewater Treatment

System Description Aerobic/ Surface Spray

Size of Septic System Required Based on Planning Materials & Soil Evaluation

Tank Size(s) (Gallons) 750/1000

Absorption/Application Area (Sq Ft) 5654

Gallons Per Day (As Per TCEQ Table III) 360

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ No

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

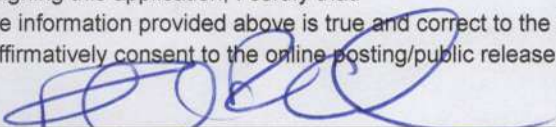
Is this property within an incorporated city? ☐ Yes ☐ No

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.


Signature of Designer

10-4-24
Date

Page 2 of 2

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Comal County, Texas. The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TVVC), 5.012 and 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TVVC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code 285.91(12) will be installed on the property described as (insert legal description):

Lot _____ Block _____ Subdivision _____ Unit _____

not in Subdivision: 11.17 Acres A-5 Sur - 3 M Ampara Survey

The property is owned by Roger & Lee Gremillion

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

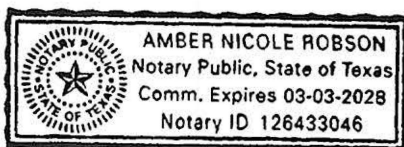
Roger Gremillion _____ Owner Name Roger Gremillion Owner Signature ●
Lee Gremillion _____ Owners Name Lee Gremillion Owners Signature ●

This instrument was acknowledged before me on: 16 Day of September, 2024

Amber Nicole Robson Notary's Printed Name

[Signature] Notary Public, State of Texas ●

Commission Expires: 03-03-2028



Affix Notary Stamp Above

Official County use only

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/04/2024 09:14:41 AM
LAURA 1 Pages(s)
202406030240



Bobbie Koepp

South Texas Waste Water Treatment, LLC
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

Date Printed: 9/6/2024

Customer ID: 8180

Site: 805 Shellyholm Rd., Fischer, TX 78623

County: Comal

Subdivision: A-5 Sur - 3 M Ampara

To: Roger & Lee Gremillion
23802 Hamptonshire Lane
Katy, TX 77494

Installed by: Ronald R Graham
Contract with: South Texas Waste Water Treatment, LL
Treatment Type: Aerobic / Disposal: Surface Application
MFG: Jet, Inc. / Brand: Jet - Spray 2 yr / S#:
Disinfectant: Chlorine

Contract Period

through

NO PERMIT ON FILE

Agency: Comal County Environmental
3 visits per year - one every 4 months

System Max Allowance: 360 gallons per day

- I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between South Texas Wastewater Treatment and the above referenced name (referred to as Customer). By this agreement, South Texas Wastewater Treatment and its' employees (hereinafter referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.
- II. Effective Dates: This agreement commences and ends as noted above. The date of commencement will be the date the "License to Operate" was issued by the permitting authority. The agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty as stated in our PROPOSAL AND CONTRACT FOR SERVICES.
- III. Renewal: This Agreement can renew for an additional period of two (2) years at the same terms and conditions unless either party gives notice of termination a minimum of thirty (30) days prior to end of first agreement period. See Section IV.
- IV. Termination of Agreement: This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. NO REFUNDS. If this Agreement is so terminated, Contractor will be paid at the rate of \$135.00 per hour for any work performed and for which compensation has not been received. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.
- V. Services: Contractor will:
- Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulations approximately every four months.
 - Provide a written record of visits to the site by means of an inspection tag attached to or contained in or near the control panel.
 - Repair or replace: if repairs or replacement of parts is necessary during a routine service visit, the repair or replacement of parts will be made at that time, if the charges for parts do not exceed \$100.00. If the charges for parts exceed \$100.00, the homeowner will be contacted for approval at the number(s) provided by the homeowner below. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$100.00. **If the technician receives approval after he leaves the property, a service call charge of \$165.00 to return to the property will be added to the final bill.** If warranted items are required to be replaced within 30 days of installation, labor will not be charged. After 30 days, labor will be charged according to the service agreement.
 - Provide sample collection and laboratory testing of TSS and BOD on a yearly basis as required by permit. An additional charge will be incurred by the Customer for this service. (Only required for other than single family residence.)
 - Forward copies of this Agreement and all reports to the regulatory agency and the customer within 14 days.
 - Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification of said request.
- Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.**
- VI. Disinfection: ☐ Not Required. ☒ Required. The responsibility to maintain the disinfection device (s) and provide any necessary chemicals is that of the Customer. If the Customer pays for it, Contractor will add 6 tablets of chlorine at routine services (See Section V Sub-section A) **RPG- INITIAL**
- VII. Electronic Monitoring ☐ is ☒ is not included in this Agreement.
- VIII. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions:
- If this is an initial agreement (new installation):**
 - Contractor's receipt of a fully executed original copy or email of this agreement and all documentation requested by Contractor.
 - Contractor providing the equipment and installation for this OSSF.
 - Contractor's receipt of payment in full for the equipment and installation.
 - Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.
 - If this is not an initial agreement (existing system):**
 - Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.
 - Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this agreement
 - If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.
- IX. Customer's Responsibilities: The Customer is responsible for each and all of the following :
- DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT THE SYSTEM OUT OF COMPLIANCE AND WOULD CAUSE THE PROPERTY OWNER ADDITIONAL EXPENSES TO BRING THE SYSTEM BACK INTO COMPLIANCE.**
 - Provide all necessary yard or lawn maintenance and the removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
 - Protect equipment from physical damage including but not limited to that damage caused by insects.
 - Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an on-site sewage facility (OSSF) from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary system's
 - Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

- F. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
- G. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section. Sub-section D above, Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$165.00 per hour plus the associated fees for laboratory testing.
- H. Prevent the backwash or flushing of water treatment of conditioning equipment from entering the OSSF.
- I. Prevent the condensate from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
- J. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- K. Maintain site drainage to prevent adverse effects on the OSSF.
- L. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

X. **Access by Contractor:** Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. **IF SPECIAL ARRANGEMENTS ARE REQUESTED** (any advance or prior notice or contacting of owner/resident in order to enter property to perform routine service visit, (locked gates, biting dogs, appointment to enter, to call on the way, etc.) or if any part of the system is located behind a locked door (garage, etc.) - **THERE IS AN ADDITIONAL CHARGE.** Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and proprietary system manufacturer. If not an initial agreement (new installation) and this access is not in place or provided for by the customer, the costs for the labor of excavation, and possibly other labor and materials costs, will be required. These costs shall be billed to Customer as an additional service at a rate of \$165.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electric cables, water air or gas lines, etc.), or for the uneven settling of the soil.

XI **SETTLING:** Some settling around tanks is to be expected. South Texas Waste Water Treatment LLC is not responsible for any settling post installation and county licensing. It is the responsibility of homeowner/landscaper to resolve.

XII. Limit of Liability: Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XIII. Severability: If any provision of this "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

XIV Fee for Services: The fee for the basic Services described in this Agreement is _____. This fee does not include any equipment, materials, or labor necessary for non-warranty repairs and/or any other on-site visit, other than required regularly Scheduled Inspections (see Section V, item A), and will incur a service call fee of 165.00, plus parts and labor.

XV. Payment: Payment of Fee for Services for the original term as stated above is to be made as follows:

☒ X Included in PROPOSAL AND CONTRACT

_____ Full amount due upon signature (Required of new Customer)

_____ Payments of \$_____ due upon receipt of invoice. (Payment terms for renewal of agreement.)

Payment of invoice(s) for any other service or repair provided by contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Any check returned to Contractor for any reason will be assessed a \$45.00 returned check fee.

XVI. Application of Transfer of payment: The fees paid for this agreement are not refundable, however, the agreement is transferable. Customer will advise subsequent property owner(s) of the state requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be received from Customer first to any past due obligations arising from this Agreement including late fees or penalties, returned check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this agreement. See Section IV.

XVII. Entire Agreement: This agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement, oral or written.

R. Bruce Cobabe

Name

Date

OSSF Installer II, Lic OS0004815, and, OSSF Site Evaluator, Lic OS0012360

exp 1/31/2027

exp 12/31/2026

Certified Service Provider for: Jet Inc. Member: Texas On-Site Wastewater Association and National On-site Wastewater Recycling

Acceptance of Agreement: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the Services as specified. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this "Agreement" is accepted in writing AND payment is made as outlined above.

Rozzy Allin

Customer

9-11-2024

Date

ROGERGEMILLION@MAC.COM

E-Mail

CONTACT PHONE NUMBERS:

Gate Codes for:

#1 281-794-4273

SubDivision

#2 281-460-0055

Property

Pipe and Fittings

All pipes and fittings in this system shall be Schedule 40 PVC. All joints shall be sealed with an approved solvent-type PVC cement. The forced main shall be 1" in diameter. A

Little Giant WE20G05P4-22 or equivalent high head submersible pump capable of providing at least 20gpm and providing a 25-40 psi head shall be utilized for pumping effluent. A brass hose bib shall be added near the top of 1" SCH 40 riser pipe to be used as a sampling port and if necessary to lower pressure on the sprinklers.

Site Preparation

The area selected for irrigation shall be cleared of Cedar and Brush. Some preparation is required. Sprayed area shall be provided with grass or other suitable ground cover.

Homeowner is expected to maintain ground cover.

Provisions for Emergencies

A warning system shall be added to the pump tank on separate circuit from the pump circuit to provide warning (both visual and audible) of a failure to the system. This Aerobic System has a 24-month service agreement which includes emergency service.

Flood Prone Areas

The subject lot is not in a flood prone area according to the National Flood Insurance Program FIR Map community-panel Number 48091C0120F. No physical drainage feature on property which would require special protective measures. No slope where seeps may occur, no flows with velocity that would damage components.

Tank Size

The system shall have a JET Model J-750 extended aeration plant with external NSF Certified Tablet Chlorinator. The pump tank shall have a capacity of 1000 gal. This tank will not need tees on inlet. Safety Lid installed on Clarifier.

This system designed by:

South Texas Waste Water Treatment, LLC
Ronald R. Graham, Registered Sanitarian
Registration Number 3741, State of Texas
PO Box 1284 Boerne, TX 78006





Ronald R. Graham, RS

October 4, 2024 
Date

Attachments:

Drawing No. 8180R0 dated 17 SEP 2024

SOUTH TEXAS WASTE WATER TREATMENT, LLC.

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 1284 Boerne, Texas 78006 * 830-249-8098 or 1-800-86-WASTE; www.stwastewater.com

4 October 2024

JET 750/1000 HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

TA French Custom Builder
4571 FM 1102
New Braunfels, TX 78132

SITE: 805 Shellyholm Road
A-5 Sur – 3 M Ampara
11.17 ac
Comal County, TX

This design includes an attached drawing No. 8180R0 dated 17 SEP 2024

Design Specifications:

Estimated average daily wastewater flow: 4 Bedroom 3,892sf home
(360 GPD) Treatment of 600 GPD

Jet 750 ATU

Pump tank/chlorine contact chamber capacity: 1000 gallons

Design application rate: 0.064 gal./sq.ft./day

Dosing cycle quantity: 120-130 gallons

Number of dosing cycles per day: three (3)

Type of float switch: mercury float switch

Design pressure head: 40 psi at sprinkler head

Dosing pump capacity: Little Giant WE20G05P4-20-20.0gpm

NSF Certified Tablet Chlorinator: installed at inlet of pump tank

Safety lid installed on Chlorifier

Maximum slope of the field: <15 percent

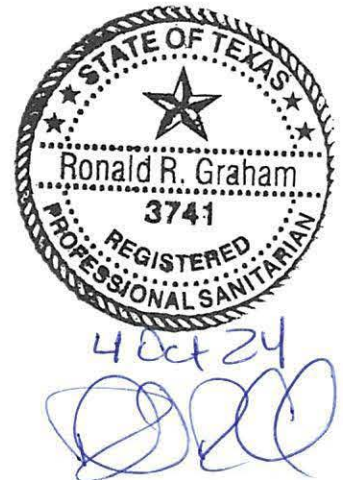
Means of preventing syphoning: hose bib

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib

Safety Lid installed on Clarifier

Offsets: property lines, wells, easements, water lines, structures,
swimming pools, ponds, etc shall be strictly adhered to as required by
latest Texas Commission on Environmental Quality OSSF Regulations.



Pump controls must have NEMA (National Manufacturing Association) approval. A
PVC union shall be placed above the pump to allow for easy pump removal.

Calculation of Field Size

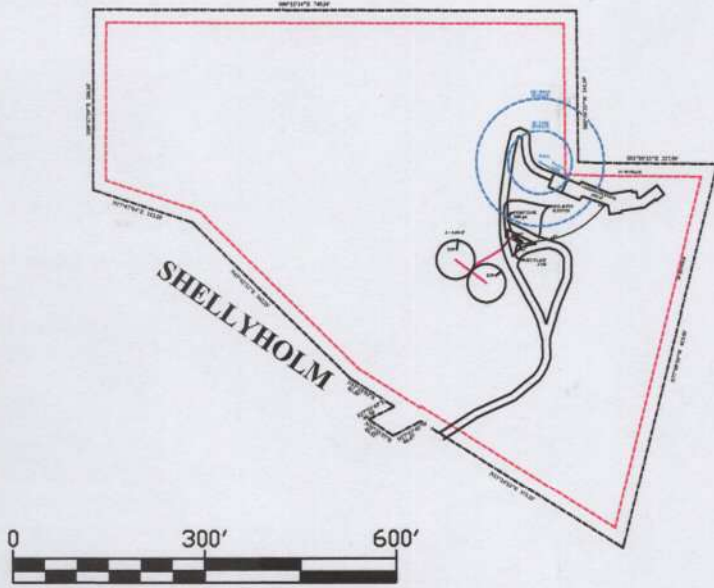
Four-bedroom house consisting of 3,892sf – allow for 360 GPD effluent flow. Assume an
application rate of 15.6 sf per gallon per day.

$$360 \div 0.064 = 5,625 \text{ sf}$$

We are installing 3 sprinkler heads, capable of 2gpm each, all with a 35' radius, spraying
half circles. The area measured by AutoCAD is:

$$A = 5,772 \text{ sf}$$

PROPERTY VIEW



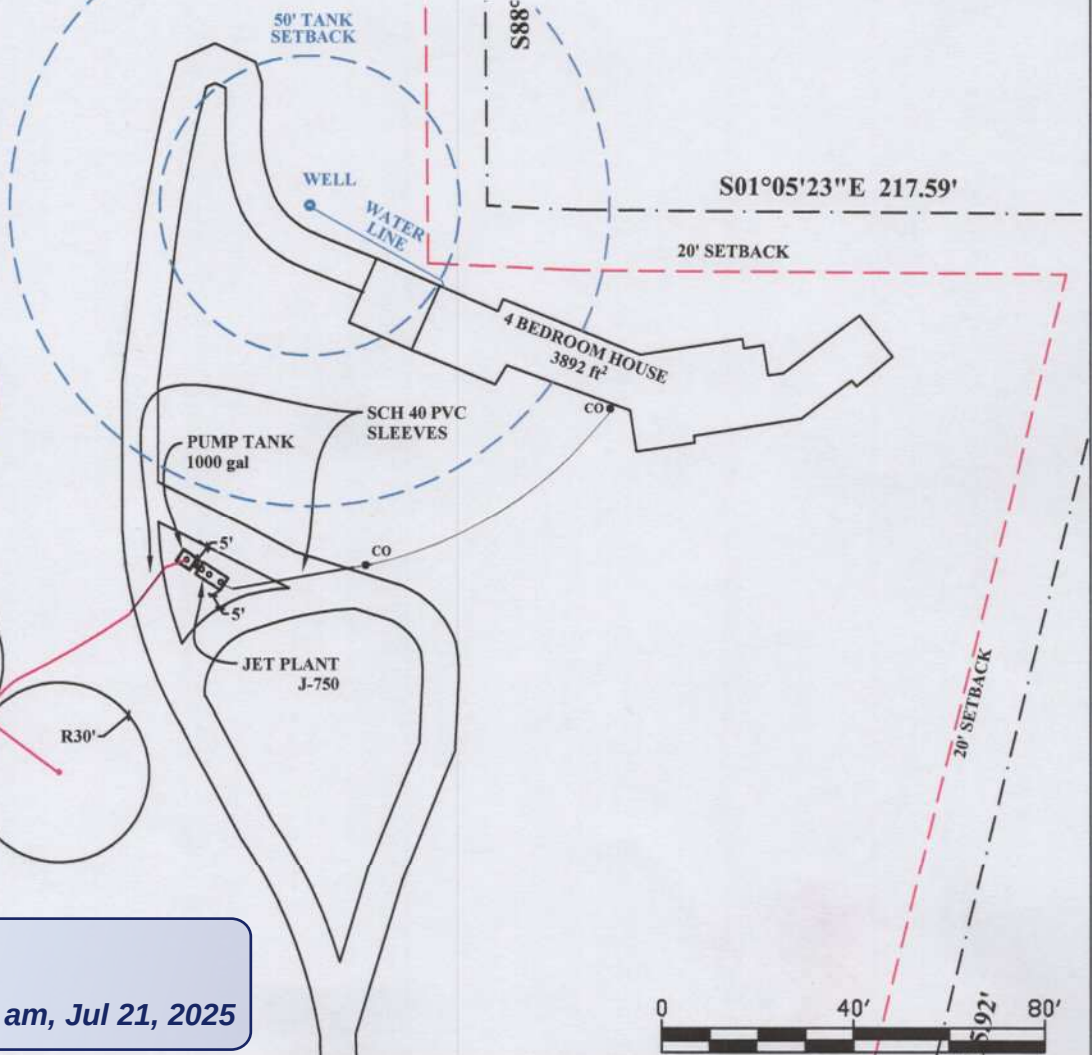
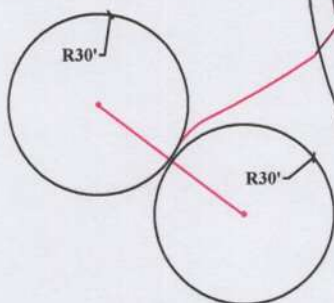
1. THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD
2. ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS
3. ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE
4. NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES
5. NO TEST HOLES DUG DUE TO EXTENSIVE SURFACE ROCK



15JUL25

[Handwritten signature]

A = 5,654 ft²



RECEIVED

By Brandon Olvera at 11:31 am, Jul 21, 2025



SOUTH TEXAS WASTEWATER TREATMENT

P.O. BOX 1284
BOERNE, TX 78006
830-249-5098

BY RONALD R. GRAHAM R.S. 3741

805 Shellyholm Road
A-5 Sur - 3 M Ampara
COMAL COUNTY, TEXAS

Rev	Date	By	DRAWING NO.	
0	9/17/2024	RCC		8180R1
			DATE	JUL 10 2025
			SCALE	Custom

SOUTH TEXAS WASTE WATER TREATMENT, LLC.

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 1284 Boerne, Texas 78006 * 830-249-8098 or 1-800-86-WASTE; www.stwastewater.com

SITE EVALUATION INFORMATION SHEET

TA French Custom Builder
4571 FM 1102
New Braunfels, TX 78132

SITE: 805 Shellyholm Road
A-5 Sur – 3 M Ampara
11.17 ac
Comal County, TX

Date of Site Evaluation: 2 September 2024

Within 100-year Flood Zone: NO
Edwards Recharge Zone: NO

FIR Map: 48091C0120F
USGS Map: Index Map

Profile Holes: No test holes dug due to extensive surface rock.

Soil Texture Analysis: Class _____ **Suitable:** NO
Soil Structure Analysis: Unsuitable for conventional septic

Structureless _____
Weak _____ Moderate _____ Strong _____
 Blocky _____
 Platy _____
 Massive _____

Restrictive Horizon: None Found
Rock or Fractured Rock:
Clay 40% or more:
Ground Water

Depth: Surface

Brief Description: No sensitive features noted at time of site evaluation. No physical drainage features on lot.

This site was evaluated by:
South Texas Waste Water Treatment, LLC.
Ronald R. Graham, Site Evaluator
Registration Number 19772, State of Texas
PO Box 1284 Boerne, Texas 78006



Ronald R. Graham, RS

10-24-24

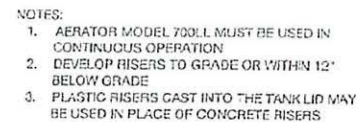
Date

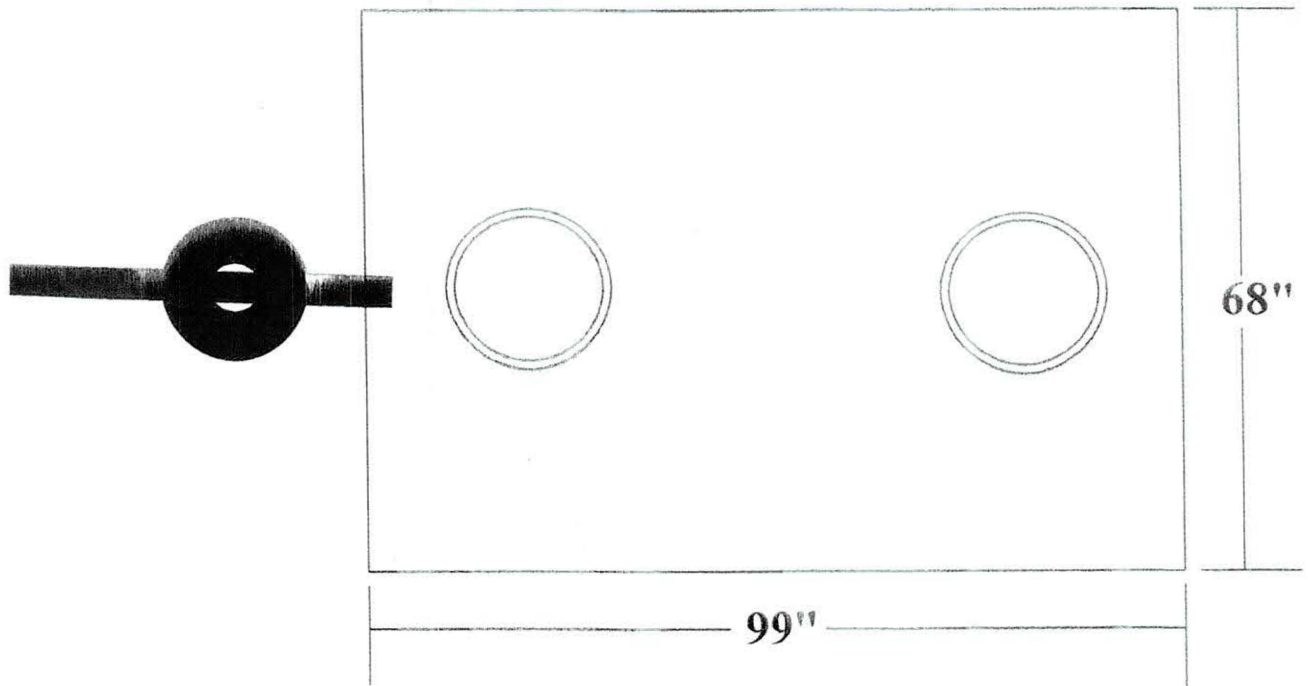
Attachments:

Drawing No. 8105R0 dated 29 JAN 2024

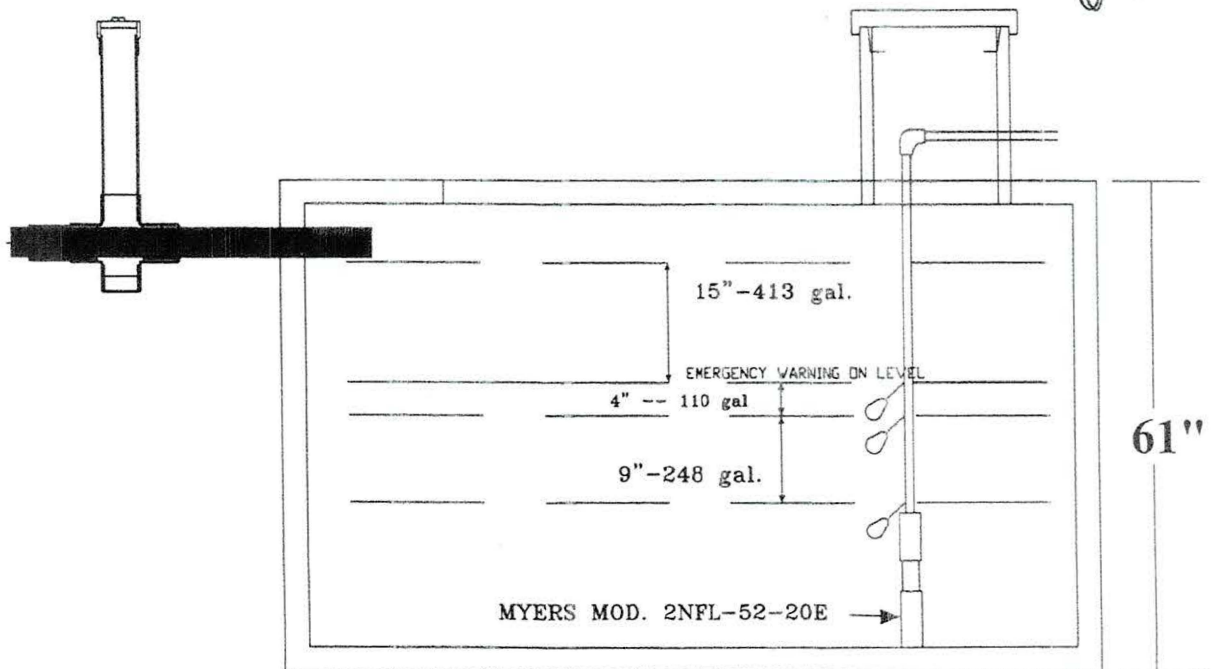
RECEIVED

By Brandon Olvera at 9:24 am, Oct 29, 2024





PUMP TANK
1000 gal.



SOUTH TEXAS WASTE WATER TREATMENT, LLC.

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 1284 Boerne, Texas 78006 * 830-249-8098 or 1-800-86-WASTE; www.stwastewater.com

SITE EVALUATION INFORMATION SHEET

TA French Custom Builder
4571 FM 1102
New Braunfels, TX 78132

SITE: 805 Shellyholm Road
A-5 Sur – 3 M Ampara
11.17 ac
Comal County, TX

Date of Site Evaluation: 2 September 2024

Within 100-year Flood Zone: NO
Edwards Recharge Zone: NO

FIR Map: 48091C0120F
USGS Map: Index Map

Profile Holes: No test holes dug due to extensive surface rock.

Soil Texture Analysis: Class _____ Suitable: NO

Soil Structure Analysis: Unsuitable for conventional septic

Structure _____
Weak _____ Medium _____ Strong _____
Block _____
Plate _____
Mass _____

Restrictive _____ None _____ Dep _____ surface

Rock or Fractured Rock: _____

Clay 40% or more _____
Ground Water _____

VOID

Brief Description: No sensitive features noted at time of site evaluation. No physical drainage features on lot.

This site was evaluated by:
South Texas Waste Water Treatment, LLC.
Ronald R. Graham, Site Evaluator
Registration Number 19772, State of Texas
PO Box 1284 Boerne, Texas 78006

Ronald R. Graham, RS

Date

Attachments:

Drawing No. 8105R0 dated 29 JAN 2024

RECEIVED

By Brandon Olvera at 8:58 am, Mar 11, 2025

COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH & SAFETY

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN

ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date _____ Permit # _____

Owner Name Roger & Lee Gremillion Agent Name South Texas Wastewater Treatment

Mailing Address 23802 Hamptonshire Lane Agent Address PO Box 1284

City, State, Zip Katy, TX 77494 City, State, Zip Boerne, TX 78006

Phone # 281-794.4273 Phone # (830) 249-8098

Email RogerGremillion@mac.com Email diandra@stwastewater.com

All correspondence should be sent to: ☐ Owner ☒ Agent ☐ Both Method: ☐ Mail ☒ Email

Subdivision Name _____ Unit _____ Lot _____ Block _____

Acreage/Legal 1.17 ac A-5 Sur - 3 A Ampa n

Street Name/Address 805 Shellyholm Road City Fischer Zip 78623

Type of Development:

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) Single Family Home

Number of Bedrooms 4

Indicate Sq Ft Living Area _____

☐ Non-Single Family Residential

(Planning material should show adequate lot area for doubling the number of permitted units and disposal area)

Type of Facility _____

Offices, Factories, Schools, Etc. - Indicate Number of Occupants _____

Restaurants, Lodging, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$1,379,933.00 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well

Are Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signed by:

Roger Gremillion
Signature of Owner

B4D408D7D07D458...

9-14-24
Date

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date _____ Permit # 117976

Owner Name Roger & Lee Gremillion Agent Name South Texas Wastewater Treatment
Mailing Address 23802 Hamptonshire Lane Agent Address PO Box 1284
City, State, Zip Katy, TX 77494 City, State, Zip Boerne, TX 78006
Phone # 281-794.4273 Phone # (830) 249-8098
Email roger.gremillion@mac.com Email diandra@stwastewater.com

All correspondence should be sent to: ☐ Owner ☒ Agent ☐ Both Method: ☐ Mail ☒ Email

Subdivision Name _____ Unit _____ Lot _____ Block _____

Acreage/Legal 11.17 ac A-5 Sur - 3 A Ampara

Street Name/Address 805 Shellyholm Road City Fischer Zip 78623

Type of Development:

- ☒ Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) Single Family Home
Number of Bedrooms 4
Indicate Sq Ft of Living Area 3,892
- ☐ Non-Single Family Residential
(Planning materials must show adequate area for treating the total land use for treatment units and total area)
Type of Facility _____
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number of Employees _____
Restaurants, Lounge, Etc. - Indicate Number of Seats _____
Hotel, Motel, Hospital, Etc. - Indicate Number of _____
Travel Trailer/RV Park - Indicate Number of _____
Miscellaneous _____

Estimated Cost of Construction: \$1,379,933.00 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☐ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well

Are Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Roger Gremillion
Signature of Owner

9-14-24
Date

Page 1 of 2

Olvera,Brandon

From: Olvera,Brandon
Sent: Tuesday, March 11, 2025 9:11 AM
To: Diandra Linares
Subject: RE: 117976 - 805 Shellyholm

Diandra,

1. Application page 1 needs to contain full legal description as shown on the deed.

Property (including improvements): Being a 11.17 acre tract of land, more or less, located in the Amador Survey, No. 3, Abstract No. 5, Comal County, Texas. Said tract being part of a larger 184.16 acre tract, recorded in Document No. 201206044415 of the Office of the County Clerk and part of the remainder of a called 651.41 acre tract, "Tract D" recorded in Volume 760, Comal County Deed Records. Said 11.17 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto.

a.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** | Comal County | www.cceo.org |
| 195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e:
olverb@co.comal.tx.us |



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***805 Shellyholm Road***
Being all 11.17 acre tract of land, more or less, located
in the Maria Ampara Survey No. 3, Abstract No. 5

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

- ✓ 1. Include the full legal description shown in the deed.
- ✓ 2. Application Page 1:
 - ✓ a. Both owners of the property need to sign the application.
 - ✓ b. Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?
- ✓ 3. Site evaluation information sheet needs to be signed by the designer.
4. Revise accordingly and resubmit.

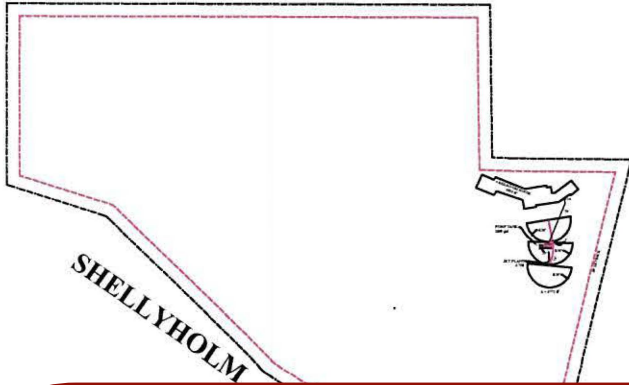
If you have any questions, you can email me or call the office.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |

| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

PROPERTY VIEW



4 Oct 24

VOID

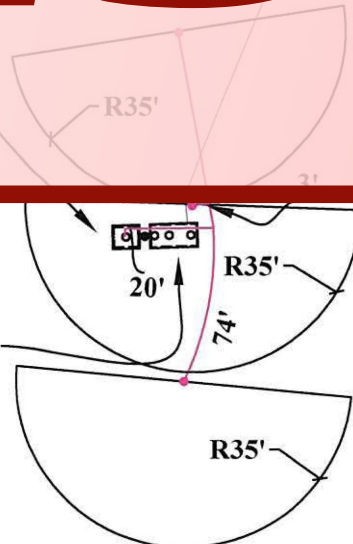
NOTES:

THIS DESIGN SHALL OF
REQUIREMENTS THE TEXAS
COMMISSION ENVIRONMENTAL
QUALITY OSSF REGULATIONS AND
THE ORDERS OF COMAL COUNTY
AND WILL NOT CAUSE A NUISANCE
OR HEALTH HAZARD

PUMP TANK
1000 gal

2. ALL SPRINKLERS ARE HUNTER
PGP-ARV-1A OR R-RAIN TROPICS
3. ANY CROSSING OF WATER LINE &
SPRAY LINE WILL BE SLEEVED 10 ft
ON EACH SIDE OF WATER LINE
4. NO PHYSICAL DRAINAGE FEATURE
ON PROPERTY WHICH WOULD
REQUIRE SPECIAL PROTECTIVE
MEASURES
5. NO TEST HOLES DUG DUE TO
EXTENSIVE SURFACE ROCK

JET PLANT
J-750



$$A = 5772 \text{ ft}^2$$



SOUTH TEXAS WASTEWATER
TREATMENT

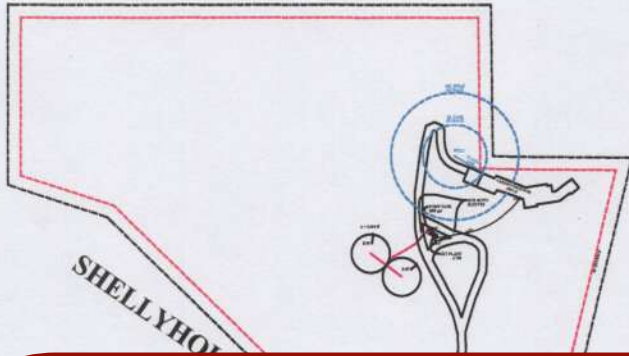
P.O. BOX 1284
BOERNE, TX 78006
830-249-8098

BY RONALD R. GRAHAM R.S. 3741

805 Shellyholm Road
A-5 Sur - 3 M Ampara
COMAL COUNTY, TEXAS

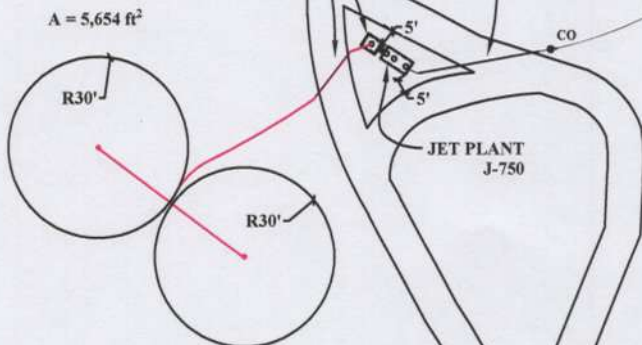
Rev	Date	By	DRAWING NO.	
0	9/17/2024	RCC		8180R0
			DATE	9/17/2024
			SCALE	1" = 40'

PROPERTY VIEW



1. THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD
2. ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS
3. ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE
4. NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES
5. NO TEST HOLES DUG DUE TO EXPOSED ROCK

VOID



10 JUL 25
[Signature]

RECEIVED

By Brandon Olvera at 9:42 am, Jul 14, 2025



SOUTH TEXAS WASTEWATER TREATMENT

P.O. BOX 1284
BOERNE, TX 78006
830-249-8098

BY RONALD R. GRAHAM R.S. 3741

805 Shellyholm Road
A-5 Sur - 3 M Ampara
COMAL COUNTY, TEXAS

Rev	Date	By	DRAWING NO.	
0	9/17/2024	RCC	8180R1	
			DATE	JUL 10 2025
			SCALE	Custom

***** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH *****
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By South Texas Wastewater Treatment

System Description Aerobic/ Surface Spray

Size of Septic System Required Based on Planning Materials & Soil Evaluation

Tank Size(s) (Gallons) 750/1000 Absorption/Application Area (Sq Ft) 5712

Gallons Per Day (As Per TCEQ Table III) 360

(Sites are subject to the 5000 Gallon Per Day Limit as set forth in TCEQ)

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the existing WPAP. A Permit to Construct will not be issued for the proposed OSSF until the WPAP has been approved by the appropriate regional office.)

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? ☐ Yes ☒ No

Is there an existing approval CZP for the property? ☐ Yes ☒ No

(If yes, the P.E. or R.S. shall certify that the OSSF design will comply with all provisions of the existing CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No

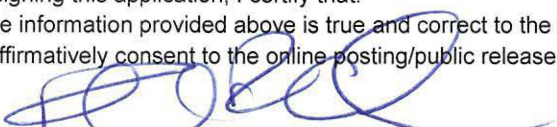
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is the property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.


Signature of Designer

10-4-24
Date

Page 2 of 2

RECEIVED

By Brandon Olvera at 8:36 am, Mar 14, 2025

***** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH**

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN

ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date _____

Permit # _____

Owner Name Roger & Lee Gremillion

Agent Name South Texas Wastewater Treatment

Mailing Address 23802 Hamptonshire Lane

Agent Address PO Box 1284

City, State, Zip Katy, TX 77494

City, State, Zip Boerne, TX 78006

Phone # 281-794-4273

Phone # (830) 249-8098

Email RogerGremillion@mac.com

Email diandra@stwastewater.com

All correspondence should be sent to: ☐ Owner ☒ Agent ☐ Both

Method: ☐ Mail ☒ Email

Subdivision Name _____ Unit _____ Lot _____ Block _____

Acres/Legal 11.17 ac A-5 Sur - 3 A Ampara Maria Ampara Survey No. 3, Abstract No. 5

Street Name/Address 805 Shellyholm Road City Fischer Zip 78623

Type of Development:

☒ Single Family Residential

Type of Construction (House, Mobile Home, RV, Etc.) _____

Number of Bedrooms _____

Indicate Sq Ft Living Area _____

☐ Non-Single Family Residential

(Planning materials shall show adequate land for doubling the land for additional units and area)

Type of Facility _____

Offices, Factories, Stores, Schools, Parks, etc. Number of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

VOID

Estimated Cost of Construction: \$1,379,933.70 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well

Are Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signed by: Roger Gremillion
Signature of Owner

9-14-24
Date

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN

ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

RECEIVED

By Brandon Olvera at 11:29 am, Jul 21, 2025

NOT APPROVED

Date _____

Owner Name Roger & Lee Gremillion

Agent Name South Texas Wastewater Treatment

Mailing Address 23802 Hamptonshire Lane

Agent Address PO Box 1284

City, State, Zip Katy, TX 77494

City, State, Zip Boerne, TX 78006

Phone # 281-794.4273

Phone # (830) 249-8098

Email rogergremillion@mac.com

Email diandra@stwastewater.com

All correspondence should be sent to: ☐ Owner ☒ Agent ☐ Both Method: ☐ Mail ☒ Email

Subdivision Name _____ Unit _____ Lot _____ Block _____

Acreage 1.00

Street Name/Address 805 Shellyholm Road City Fischer Zip 78623

Type of Development:

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) Single Family Home

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3

☐ Non-Single Family Residential

(Planning materials show how to site land for doubling the residential units and dis...

Type of Facility _____

Offices, Factories, Schools, Public Buildings - Indicate Number of Employees _____

Restaurants, Lounges, Bars - Indicate _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$1,379,933.00 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☐ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☐ Public ☒ Private Well

Are Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner

Date

Page 1 of 2

Olvera,Brandon

From: Olvera,Brandon
Sent: Monday, July 14, 2025 9:50 AM
To: Diandra Linares
Subject: RE: 117976 - 805 Shellyholm

Property Owner/Agent,

File has been updated.

- ✓ Application page 1:
 - a. The source of water indicates public water, site plan shows a well.
- ✓ Please update the planning materials, application with the new sq.ft. of absorption area.
- ✓ Show the property dimensions.

Thank You,



| **Brandon Olvera** | **Designated Representative OS0034792** |
| t: **830-608-2090** | e: **olverb@co.comal.tx.us** |

Olvera,Brandon

From: Olvera,Brandon
Sent: Monday, July 21, 2025 11:33 AM
To: Diandra Linares
Subject: RE: 117976 - 805 Shellyholm

Property Owner/Agent,
provided application page 1 is missing the second signature. All other documents have been received.

Thank You,



| **Brandon Olvera** | **Designated Representative OS0034792** |
| t: **830-608-2090** | e: **olverb@co.comal.tx.us** |

15/PTC/JJM/ 2109093 -WIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS
COUNTY OF COMAL §

Date Effective: March 15, 2021

Grantor: Cynthia Holm Stevens, as Successor Trustee of the Florian A. Holm Family Trust created under the Will of Florian A. Holm, dated the 12th day of September, 2002, and as admitted to probate under Cause No. 2003-PC-0265 on October 29, 2003; and as Independent Executor of the Estate of Marie Shelly Holm, deceased filed under Comal County Probate Cause No. 2019PCB0448.

Grantor's Mailing Address: 935 Flagstone
Fischer, Texas 78623
Comal County

Grantee: Roger R. Gremillion and Lee W. Gremillion

Grantee's Mailing Address: 5006 GOLDEN BROOK LN
KATY, TX 77450
FORT BEND County

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements): Being a 11.17 acre tract of land, more or less, located in the Maria Ampara Survey No. 3, Abstract No. 5, Comal County, Texas. Said tract being part of the remainder of a called 184.16 acre tract, recorded in Document No. 201206044415 of the Official Public Records and part of the remainder of a called 651.41 acre tract, "Tract D" recorded in Volume 259, Page 760, Comal County Deed Records. Said 11.17 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: All validly existing covenants and restrictions, easements, rights-of-way, prescriptive rights and conditions, to the extent the same are properly of record in the real property records of Comal County, Texas; any matters shown on a current survey of the subject property, any portion of the subject property lying within the boundaries of a dedicated or undedicated public or private roadway, and standby fees, taxes and assessments by

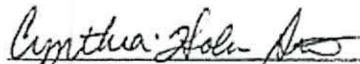
any taxing authority for the year 2021, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes.

Grantor, for the Consideration, the receipt of which is acknowledged, and subject to the reservations from conveyance and the exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of the Grantor's interest in the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from conveyance and the exceptions to conveyance and warranty.

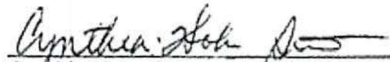
GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:



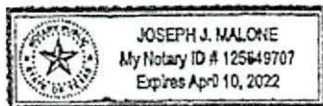
Cynthia Holm Stevens, as Successor Trustee of the Florian A. Holm Family Trust, created under the Will of Florian A. Holm, dated 12th day of September, 2002, and as admitted under Cause No. 2003-PC-0265 on October 29, 2003



Cynthia Holm Stevens, as Independent Executor of the Estate of Marie Shelly Holm, deceased filed under Comal County Probate Cause No. 2019PCB0448

STATE OF TEXAS §
COUNTY OF Hays §

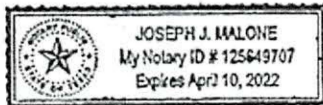
This instrument was acknowledged before me on the 15 day of March, 2021, by Cynthia Holm Stevens, as successor Trustee of the Florian A. Holm Family Trust, created under the Will of Florian A. Holm, dated the 12th day of September, 2002, and as admitted under Cause No. 2003-PC-0265 on October 29, 2003.



Joseph J. Malone
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF Hays §

This instrument was acknowledged before me on the 15 day of March, 2021, by Cynthia Holm Stevens, as Independent Executor of the Estate of Marie Shelly Holm, deceased filed under Comal County Probate Cause No. 2019PCB0448.



Joseph J. Malone
Notary Public, State of Texas

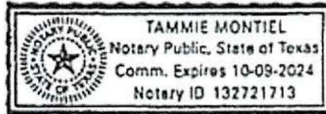
GRANTEE:

Roger R. Gremillion
Roger R. Gremillion

Lee W. Gremillion
Lee W. Gremillion

STATE OF TEXAS §
COUNTY OF Fort Bend §

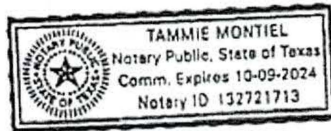
This instrument was acknowledged before me on the 15th day of March, 2021, by Roger R. Gremillion.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 15th day of March, 2021, by Lee W. Gremillion.



[Signature]
Notary Public, State of Texas

EXHIBIT "A"
LEGAL DESCRIPTION

WARRANTY DEED

PAGE 5



290 S. Castell Avenue, Ste 100
New Braunfels, TX 78130
TBPE-FIRM F-10961
TBPLS FIRM 10153600

METES AND BOUNDS DESCRIPTION
FOR A 11.17 ACRE TRACT

Being a 11.17 acre tract of land located in the Maria Ampara Survey, No. 3, A-5, Comal County, Texas. Said tract being part of the remainder of a called 184.16 acre tract, recorded in Document No. 201206044415 of the Official Public Records and part of the remainder of a called 651.41 acre tract, "Tract D" recorded in Volume 259, Page 760 Comal County Deed Records. Said 11.17 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron rod with cap "Solis-Kanak" found for the Southwest corner of a called 10.14 acre tract, recorded in Document No. 201306013586, Official Public Records Comal County, Texas, said point also being the Southeast corner of a called 3.6 acre - 60' wide Ingress/egress & utility easement recorded in Document No. 201306013585, Official Public Records (Shellyholm Road) and the Northeast corner of a called 1.30 acre - 60' wide Ingress/egress & utility easement recorded in Document No. 201506019101 of the Official Public Records, Comal County, Texas, lying inside the 184.16 acre tract;

THENCE with the South line of said 10.14 acre tract, North 89°37'59"E, a distance of 286.14 feet to a 1/2" Iron rod with cap "Solis-Kanak" found for the Southeast corner of said 10.14 acre tract and the Northeast corner of the herein described tract, lying in the West line of a called 5.68 acre tract, recorded in Document No. 201006010767, Official Public Records of Comal County, Texas;

THENCE with the West line of said 5.68 acre tract, South 00°22'14"East, a distance of 749.24 feet to a 1/2" Iron rod with cap "Ash 5687" found for the Southwest corner of said 5.68 acre and a Southeast corner of the herein described tract, lying in the North line of a called 5 acre tract described in Document No. 200706024227 of the Official Public Records of Comal County, Texas, also lying in the South line of said 184.16 acre tract;

THENCE with the North line of said 5 acre tract and the South line of said 184.16 acre tract, South 88°46'25"West, a distance of 241.34 feet to a 1/2" Iron rod with cap "Solis-Kanak" found for the Northwest corner of said 5 acre tract;

THENCE with the West line of said 5 acre tract into said 651.41 acre tract, South 01°05'23"East, at a distance of 66.37 feet passing a 1/2" Iron rod with cap "HMT" set and continuing in all a total distance of 217.59 feet to a mag nail in a rock found for the Northwest corner of a called 2.50 acre tract described in Document No. 200706024227, Official Public Records of Comal County, Texas;

THENCE into and across said 654.41 acre tract, North 77°00'50"West, a distance of 615.92 feet to a 1/2" Iron rod with cap "HMT" set for the Southwest corner of the herein described tract;

THENCE North 31°26'02"East, at a distance of 79.55 feet passing a point in the South line of said 184.16 acre tract and the Southeast corner of said 1.30 acre 60' wide Ingress/egress & utility easement, and continuing along the East line of said easement a total distance of 373.32 feet to a point;

THENCE into said 1.30 acre 60' wide easement around an existing driveway to this property the following three calls:

1. North 27°53'45"West, a distance of 46.67 feet to a point in the East line of a 20' road easement recorded in Volume 343, Page 554 of the Comal County Deed Records;

2. Along the East line of said 20' road easement, North 31°23'57" East, a distance of 46.52 feet to a point;
3. South 27°53'45" East, a distance of 46.70 feet to a point in the East line of said 60' wide easement;

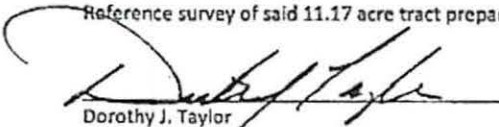
THENCE continuing along the East line of said 60' easement the following three calls:

1. North 31°28'02" East, a distance of 82.20 feet to a point;
2. North 43°42'32" East, a distance of 342.23 feet to a point;
3. North 17°07'04" East, a distance of 163.20 feet to the POINT OF BEGINNING and containing 11.17 acres of land in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Written March 8, 2021.

Reference survey of said 11.17 acre tract prepared this same date.


Dorothy J. Taylor
Registered Professional Land Surveyor No. 6295



S:\Projects\Title Surveys\Wampora, Maria\Shellyholm Rd (Holm Ranch)\20-1101 Lot Stake (10 acre partition)\20-1101 11.17 ACRES.docx

3-10-21

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/25/2021 03:22:35 PM
CHRISTY 7 Pages(s)
202106015733



